

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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960 Massachusetts Avenue  
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Minutes  
October 4, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

**ROLL CALL:** Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson  
Absent: Robert J. Saiia

**MINUTES – APPROVAL:** Signed 9-27-10, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.

**PLAN SIGNATURES: ANR- 615 West Townsend Road-** Signed by Planning Board. Department comments as follows:  
Building Official- frontage and lot width okay, lot area required is 80,000 square feet; Assessor- land to be divided is Map 08, Parcel 14, 2.994 acres, Book 2818, Page 267, existing 20 foot right-of-way for foot, machinery and vehicles conveyed in Deed; Board of Health- no issues; Conservation Commission- no issues.

## **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director noted that all requests except Technology have been submitted. First meeting is October 12<sup>th</sup>, 8:30 AM, Ritter Memorial Building.

**MJTC-** no report

**MRPC-** Mr. Bodkin Jr. reported on the proposed legislation, Comprehensive Land Use Reform and Partnership Act (CLURPA). A presentation was made at the MRPC meeting. The proposed legislation notes that there are less required elements in the Master Plan. Proposed are Goals and Policies, Housing, Natural Resources and Energy, Land Use and Zoning, and Implementation. Optional elements are Economic Development, Cultural Resources, Transportation and Partnership Planning.

**MRPC Energy Advisory Committee-** no report

**DPW Building Committee-** Ms. Bilotta reported that the Committee received five bids and is interviewing all five applicants. Interviews will be held October, 6, 7, and 8, 2010. An offer to assist from Wright Pierce is being considered.

## **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Water Issue – workshop-** The Town Manager has reported that a tentative workshop will be held on October 19<sup>th</sup> pertaining to IMA (Inter Municipal Agreement) negotiations with the city of Fitchburg. Also discussion will ensue concerning ownership and management of the pipe line from the Fitchburg line and the Tri Town development.

**Sewer – Wright Pierce-** The Sewer Commission has issued a Notice of Project Change for the Comprehensive Wastewater Management Plan. The major changes are that Lake Shirley and Hickory Hills have been removed as infrastructure projects, recommending that both areas will need further study. The proposed area entitled Commercial Growth Management Area has been reduced to an area of need status up to 136 Chase Road. Discussion ensued concerning a town meeting vote for the original plan and notice of project change following a binding vote. Noted that change is due to lack of funding and concern over growth in sewer areas. Concern was also expressed over restrictions on long term planning for new commercial enterprises. Director will respond by noting it is recommended that Chase Road be reviewed again in the future as a potential growth area.

**Green Community Task Force-** Director reported that VHB (Vanassee Hangen Brustlin, Inc.) consultant has completed the Green Communities Action Plan. The final plan will be reviewed by the Task Force. The Task Force's recommendation will be forwarded to the Board of Selectmen. The problem area in the report remains the "Stretch Code".

**Eagle House-** Director reported on the October 4<sup>th</sup> meeting for the review of the Plan by Hudson Design Co. Bids and quotes were received for the removal of the "mound". Review of the cost estimates took place. It was stated that the costs were written as high, but normally when bid would be lower. The Board looked at the cost estimates and noted that they were high. The Eagle House Committee voted to submit the cost as written through their grant writer, Shelley Hatch from MRPC.

**United Parish-** Director presented the concept of the Development Plan Review for an addition to the church building. It is the intent of the Church to close and sell the Parish House and have all religious, educational, etc. activities at the church proper at 16 Main Street. The submission notes no new use. Discussion ensued at the procedure. The plan will be reviewed by a peer reviewer with findings presented to the Planning Board. It was noted that a Development Plan Review is not a permit to build, but a review of siting, engineering, etc. to obtain the objectives in Zoning Bylaw Section 8.4. The Director will contact engineer Fred Hamway to act as peer reviewer.

**Lunenburg Crossing-** Director reported on the procedure defined to pick up and proceed with the O & M (maintenance) plan to correct issues at Lunenburg Crossing. This issue has been difficult to conduct through the approved plan that is the responsibility of the owner of the development due to the resale of the project. The work will include the retention pond, overgrowth, sewer line cleaning, etc.

#### **DEVELOPMENT STATUS REPORTS:**

**Emerald Place at Lake Whalom-** Director noted progress on Lakefront Avenue. A site visit clearly shows the plan as approved. One issue is the edge of road reconstruction as 200 feet from the Leominster city line.

**Tri Town Landing-** Director did a site visit with the Peer Engineer. She presented clarification of the sidewalk issue. The development is waiting for the electric company to make a correction. Fire reports are being submitted. The Fire Chief still has unanswered questions concerning the water line.

**Stone Farm-** Status report shows work continuing on buildings 1, 6, 38, and 40.

#### **UNFINISHED BUSINESS:**

See above Planning Director's Reports and Development Status Reports

#### **MASTER PLANNING:**

**Workshop-** October 18, 2010, 6:30 to 9:00 PM.

**Funding-** Director is requesting funding of \$10,000.00 for Master Planning through Capital Planning upon direction from Town Manager. Chair asked to make an inquiry as to why monies cannot be put in Planning Board Budget.

**Mapping-** Director has requested a hold for Planning Board for entitled mapping through MRPC.

**GIS-** This mapping will be used in the Master Plan.

**DATA INFORMATION & GENERAL DISCUSSION:** Data folder containing items of interest not on agenda presented to members for viewing, consisting of Special Town meeting reminder, and data information.

**MEMBER DATA AND ISSUES:** Ms. Bilotta inquired if the proposed roadway next to Scooters was an ingress and an egress to Lakefront Avenue.

**ADJOURNMENT:** Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed. Adjourned 8:30 PM.